

LAUR&NT
CLARK



COMMERCIAL SPACES

 **RACHEL
JULIEN**

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THE RACHEL JULIEN PERSPECTIVE

Building condominiums designed for urban life for Montrealers who love contemporary architecture and quality planning: this is the challenge that Rachel Julien, a company founded in 1994 by Denis Robitaille, takes up brilliantly with each project.

Rachel Julien takes its name from a landmark project, which consisted in giving a second life to a heritage building.

At that time, its founder crisscrossed the streets of Montreal by bike to find promising neighborhoods and inspiring sites. 4,000 condos and 20 awards of excellence, this spirit of adventure and this attachment to Montreal are still at the heart of the company's culture.

Today, Rachel Julien is proud to offer Montrealers privileged access to home ownership and to bring new dynamism to the neighborhoods where their unique real estate projects are found.

In addition to building the success of the company, members of the Rachel Julien team have the satisfaction of contributing to the vitality of Montreal.

35

ANNÉES D'EXISTENCE
YEARS ESTABLISHED

4000

CONDOS LIVRÉS
DELIVERED CONDOS

19

PROJETS CONSTRUITS
PROJECTS BUILT

20

PRIX D'EXCELLENCE
AWARDS FOR EXCELLENCE

THE LAURENT & CLARK PROJECT

Our most urban project to date will welcome clients who want to fully experience downtown Montreal, a vibrant cultural metropolis.

The Clark Tower will be the first to display its presence. Dressed in white with touches of red, it will overlook the floor of the Quartier des spectacles. The Clark Tower will offer apartments crossing east to west starting on the 6th floor and the majority of units will have their own private balcony or terrace, providing a front row seat to the Montreal spectacle.

Darker and slender, the Laurent Tower will join soon, along boulevard de Maisonneuve, from Clark to boulevard Saint-Laurent. A veritable glass tower, its apartments will have full-height windows, which will let in natural daylight and offer striking views of the city center.

In addition to the many refined relaxation and leisure spaces included in the project, residents will have access to a concierge service and underground parking.

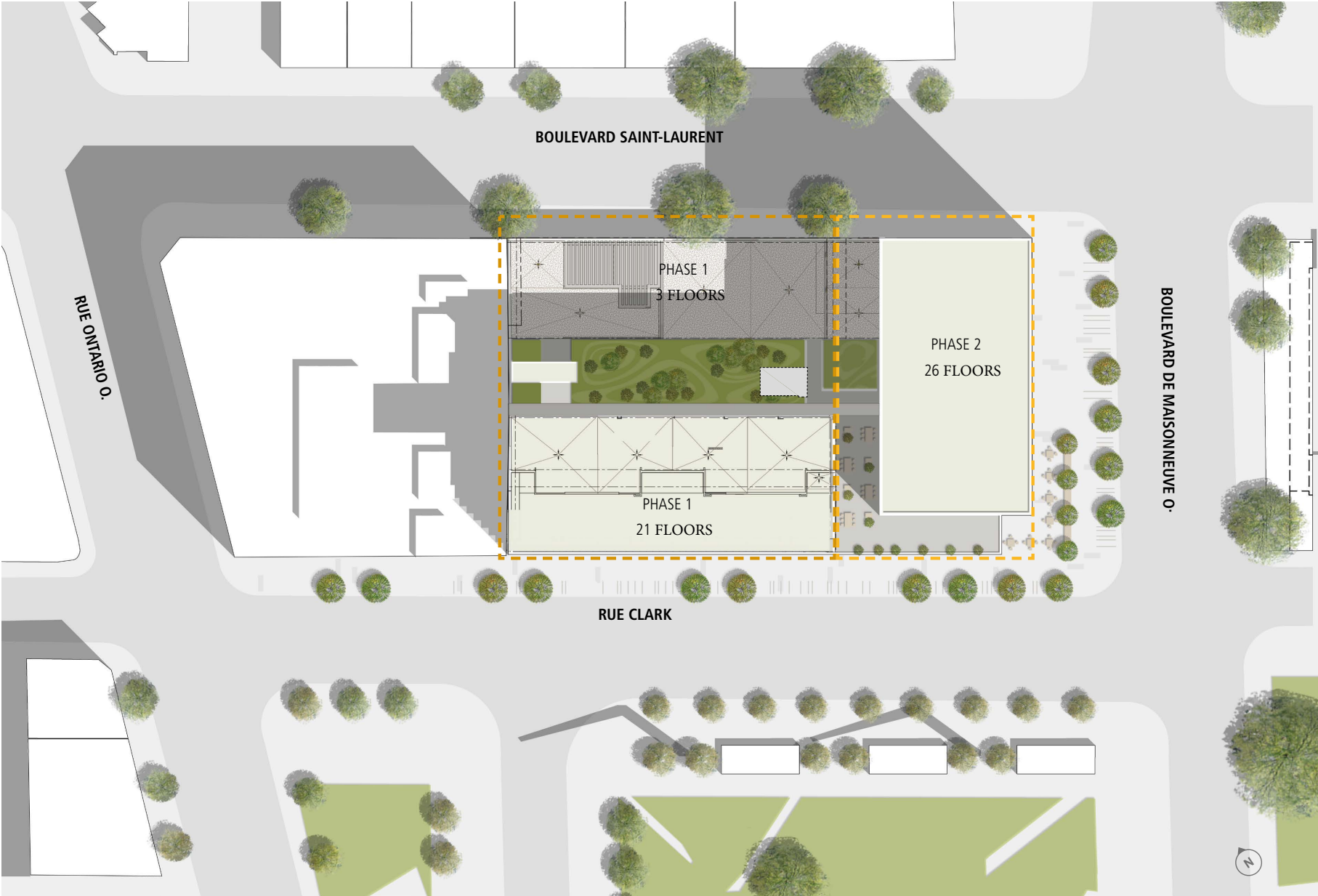
PHASE 1 : CLARK TOWER
159 units

PHASE 2 : LAURENT TOWER
197 units



/ VIEW FROM THE PARTERRE OF THE QUARTIER DES SPECTACLES

IMPLANTATION PLAN

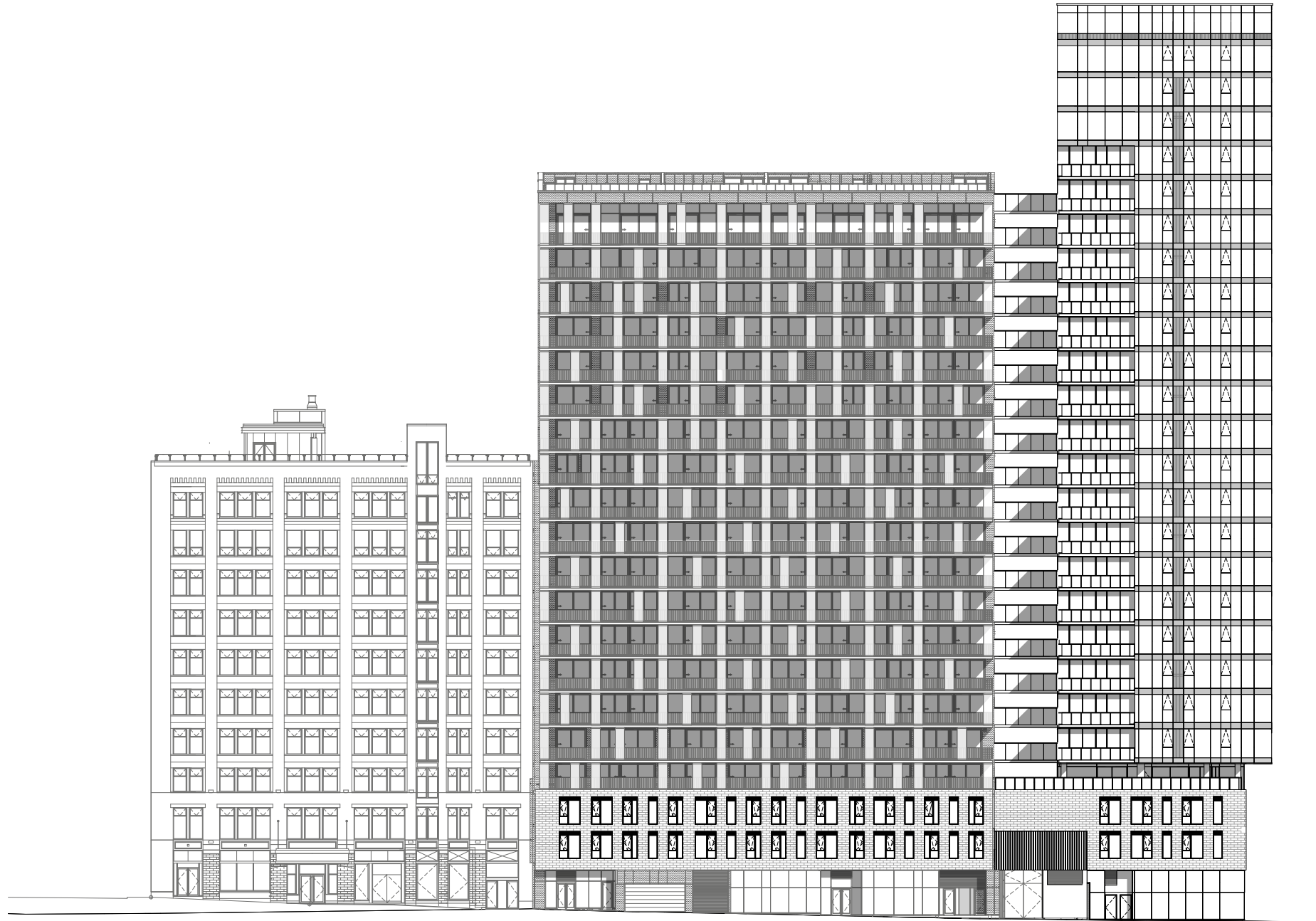
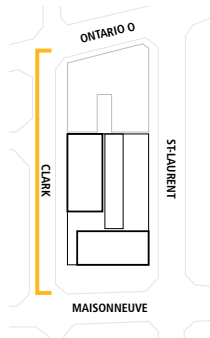




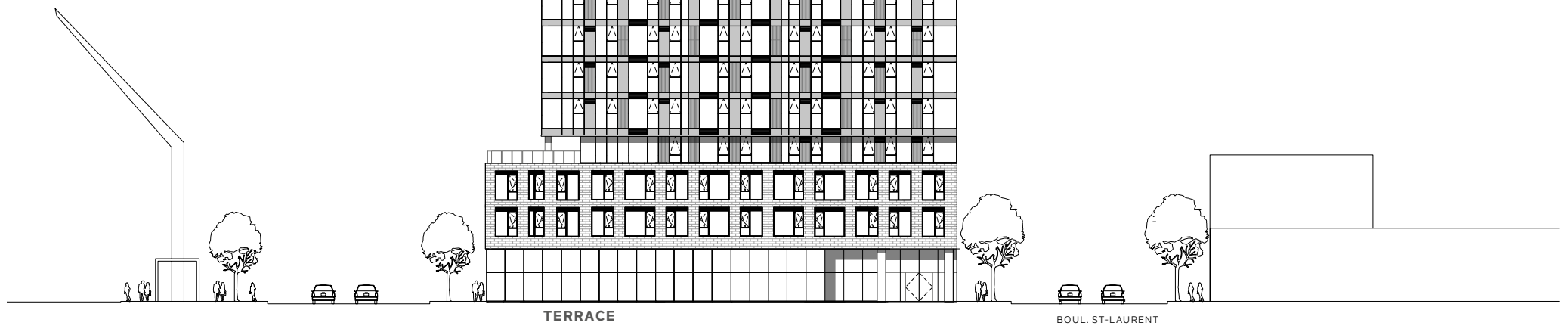
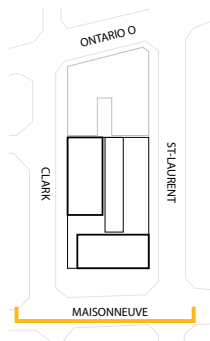
/ VIEW FROM THE SAINT-LAURENT METRO STATION



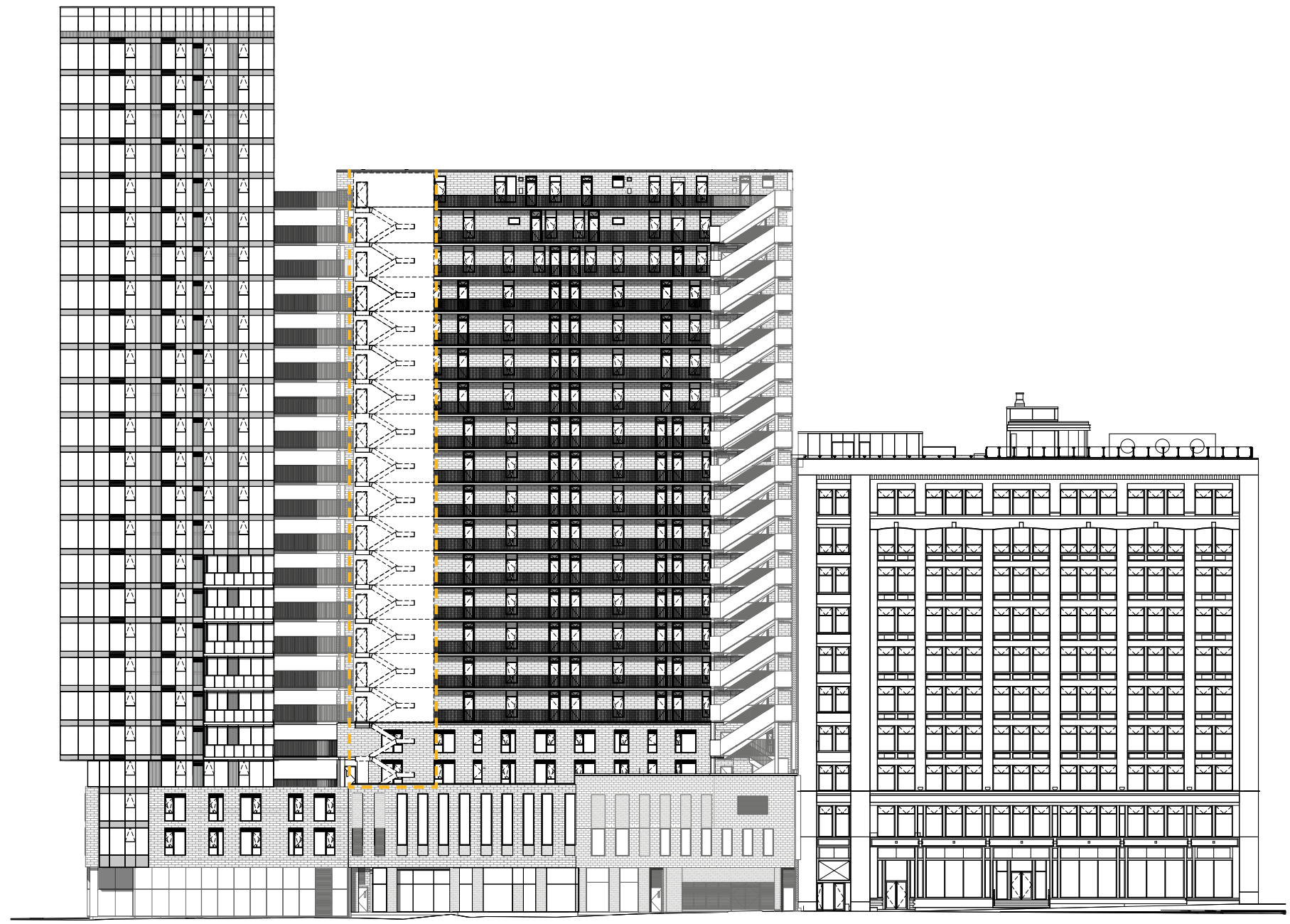
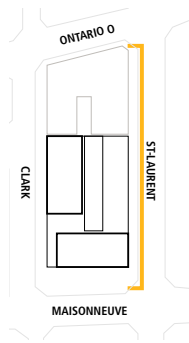
/ VIEW OF THE PARK FROM THE TERRACE



/ ELEVATION ON CLARK STREET



/ ELEVATION BOUL. DE MAISONNEUVE WEST



/ ELEVATION BOUL. ST-LAURENT

COMMERCIAL SPACES

GROUND FLOOR



BOUL. DE MAISONNEUVE O.

COMMERCIAL SPACES

BASEMENT

BOUL. ST-LAURENT



RESTAURANT BASEMENT
185 M² / 1 995 SQ.FT.

BOUL. DE MAISONNEUVE O.

CLARK STREET

THE QUARTIER DES SPECTACLES

The Quartier des spectacles is located in downtown Montreal. It is the cultural heart of the metropolis and the place in North America where we find the highest concentration and the greatest diversity of cultural places.

In all seasons, day and night, Montrealers and visitors flock there, seduced and fascinated by its 80 venues, 8 lively public places and no less than 40 festivals. During their visit, they discover a creative lighting that brings out all the effervescence of the neighborhood and reflects the vitality of this unique destination, where not a single day goes by without cultural activity.

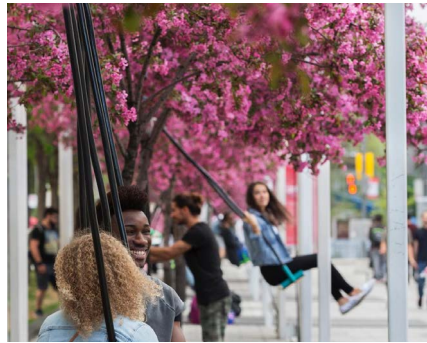
The territory of the Quartier des spectacles covers 1 km². There are 8 public squares that are lively year-round, around 40 concert halls and bars offering more than 28,000 seats, around 40 exhibition venues and several cinemas. So many places where established artists and emerging artists meet audiences of all ages.

1, DE MAISONNEUVE O.



- 1. ESPLANADE DE LA PLACE DES ARTS
- 2. ÎLOT CLARK
- 3. LE PARTERRE
- 4. PLACE DE LA PAIX
- 5. PLACE DES FESTIVALS
- 6. PLACE ÉMILIE-GAMELIN
- 7. PLACE PASTEUR
- 8. PROMENADE DES ARTISTES
- 9. RUE SAINTE-CATHERINE - ENTRE CLARK ET ST-LAURENT

i LA VITRINE CULTURELLE



THE QUARTIER
DES SPECTACLES
IS...

30+ PERFORMANCE
HALLS

1 KM² OF
CULTURE

100+ SHOWS
A MONTH

8 LIVELY PUBLIC
SPACES

/ QUARTIER DES SPECTACLES

THE FUTURE ESPLANADE TRANQUILLE

The completion of the Esplanade Tranquille, a \$ 67.1 million project, is scheduled for summer 2021. The future esplanade will host a large urban terrace with food kiosks in summer and an ice rink in winter.

Located west of Clark Street, between Sainte-Catherine Street and De Maisonneuve Boulevard, the 5,000 m² esplanade will allow activities to be deployed throughout the four seasons. To the west of the square, a multifunctional pavilion will house a restaurant and an urban chalet including a relaxation area and multipurpose rooms.

The project will also include the reconstruction of Clark Street and surface improvements, aimed at improving universal accessibility in the Place des Arts sector.

1, DE MAISONNEUVE O.



/ FUTURE ESPLANADE TRANQUILLE



/ FUTURE ESPLANADE TRANQUILLE IN THE SUMMER



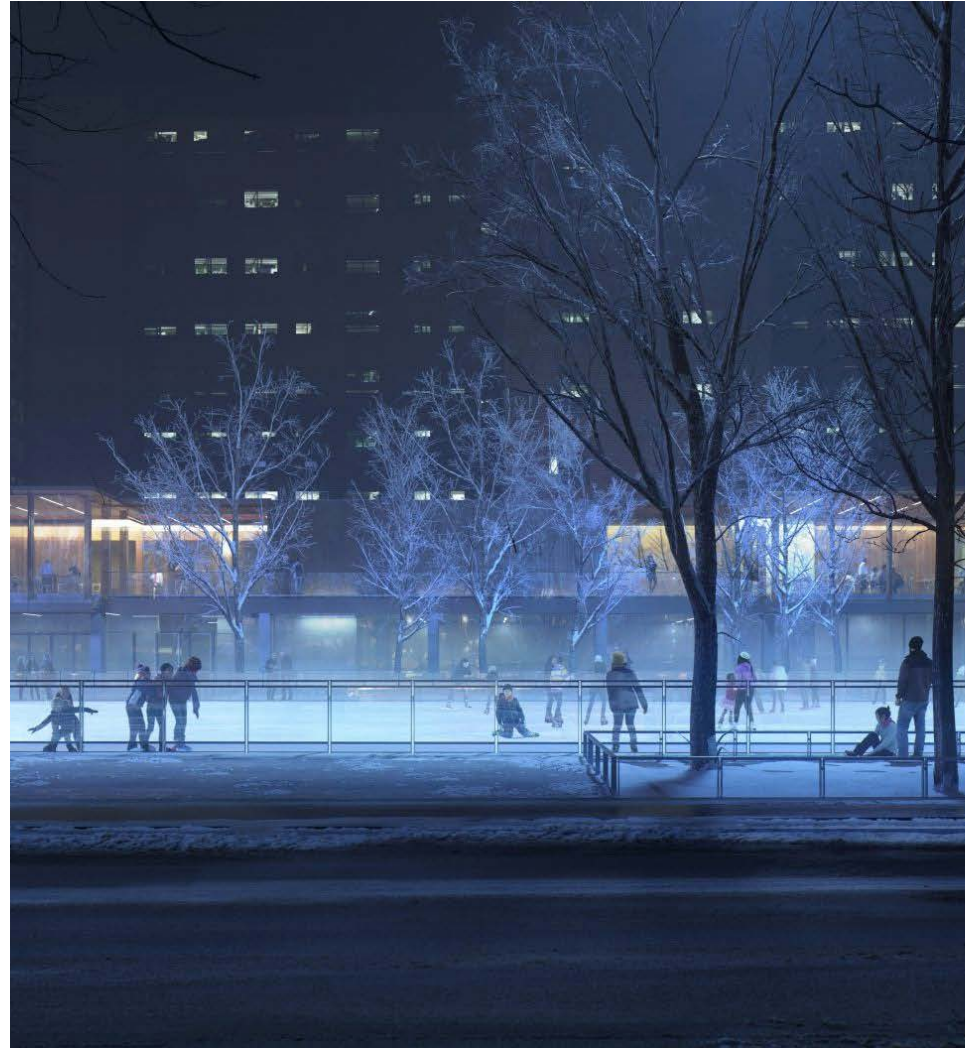
/ FUTURE ESPLANADE TRANQUILLE IN THE WINTER



/ SKATING RINK DURING THE DAY



/ FUTURE ESPLANADE TRANQUILLE IN THE WINTER



/ SKATING RINK DURING THE NIGHT

THE FINAL WORD

A unique location in the heart of
the Quartier des spectacles:

- Access via boul. Maisonneuve, Le boul. St-Laurent or Clark Street.
- Terrace directly on boul. de Maisonneuve O. with a view of the new Esplanade Tranquille and the OSM.
- Exceptional visibility: boul. de Maisonneuve O., Esplanade Tranquille, St-Laurent metro station, OSM, and more.
- 356 high-end condominiums.
- New Carré St-Laurent space (900 government employees, more than 3 million visitors per year, a hotel with 150 rooms and many more.)
- More than 67 million investment by the city of Montreal



1, DE MAISONNEUVE O.
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